



Address: [156 BLUE WOOD DR](#)
City: SAGINAW
Georeference: 47149K-11-1
Subdivision: WILLOW CREEK ESTATES-SAGINAW
Neighborhood Code: 2N020D

Latitude: 32.8557191915
Longitude: -97.3764073937
TAD Map: 2036-432
MAPSCO: TAR-033Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WILLOW CREEK ESTATES-SAGINAW Block 11 Lot 1

Jurisdictions:

CITY OF SAGINAW (021)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07380399

Site Name: WILLOW CREEK ESTATES-SAGINAW-11-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,926

Percent Complete: 100%

Land Sqft^{*}: 14,374

Land Acres^{*}: 0.3299

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MANCHION DAVID
MANCHION IEVEGENILA

Primary Owner Address:

156 BLUE WOOD DR
FORT WORTH, TX 76179

Deed Date: 8/4/2021

Deed Volume:

Deed Page:

Instrument: [D221242573](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANCHION DAVID	1/13/2017	D217015096		
LAWSON MICHAEL D;LAWSON SHELLY D	10/30/2015	D215247733		
PRNKA PATRICK CHARLES	6/30/2008	D208258666	0000000	0000000
CLOUGH LEAH;CLOUGH RICHARD	1/28/2007	D207046381	0000000	0000000
FERGERSON JOHN;FERGERSON JULIE	7/6/2000	001442200000022	0014422	0000022
SUTTER HOMES INC	4/11/2000	00143000000123	0014300	0000123
METRONORTH DEVELOPMENT INC	1/1/1999	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$268,498	\$70,000	\$338,498	\$338,498
2024	\$268,498	\$70,000	\$338,498	\$338,498
2023	\$317,778	\$50,000	\$367,778	\$314,723
2022	\$236,112	\$50,000	\$286,112	\$286,112
2021	\$221,686	\$50,000	\$271,686	\$271,686
2020	\$210,265	\$50,000	\$260,265	\$260,265

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.